



Barwell Close, Wallsend  
Offers Over £120,000



RICHARDSON 

**\*\*NO UPPER CHAIN\*\*** Two bedroom Townhouse comprising two double bedrooms, with additional ground floor room which can be utilised as an office or alike, newly fitted bathroom to the upper floor and modern kitchen to the first floor. There is also an integral garage and off road parking.

Situated in a great central location for easy access to the coast road and A19.

Additional Information;

Council Tax band - A  
Tenure - Freehold

### Approximate measurements

#### Kitchen

13'1" x 9'6" (4.00 x 2.90)

#### Lounge

13'1" x 13'1" (4.00 x 4.00)

#### Bedroom 1

13'1" x 13'1" (4.00 x 4.00)

#### Bedroom 2

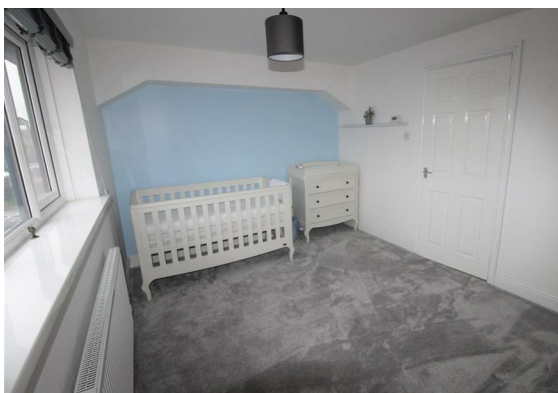
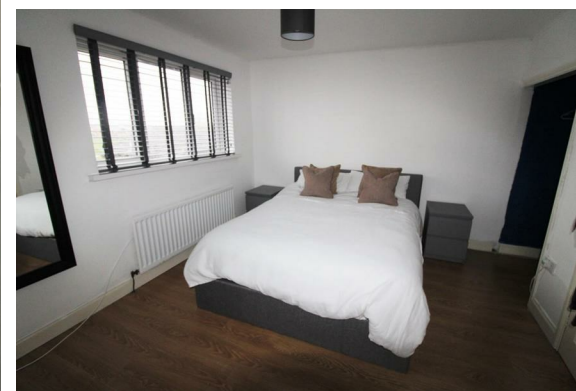
13'1" x 9'6" (4.00 x 2.90)

#### Bedroom 3

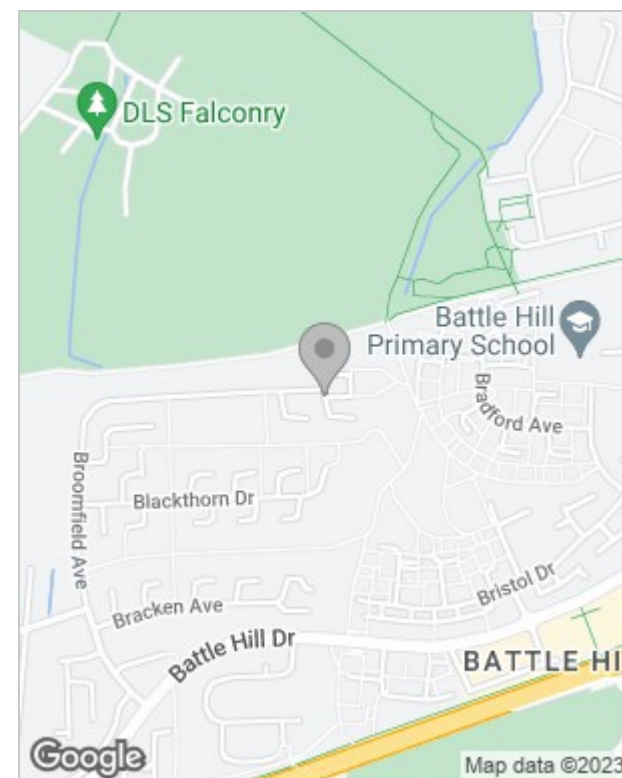
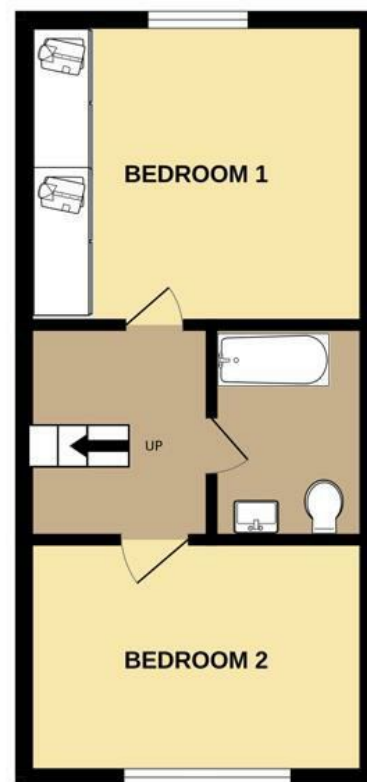
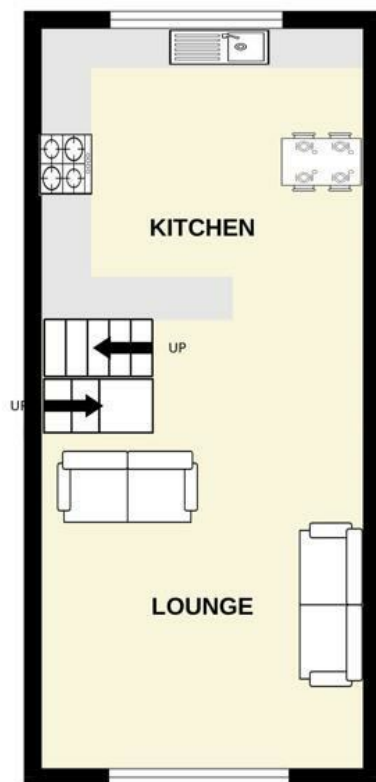
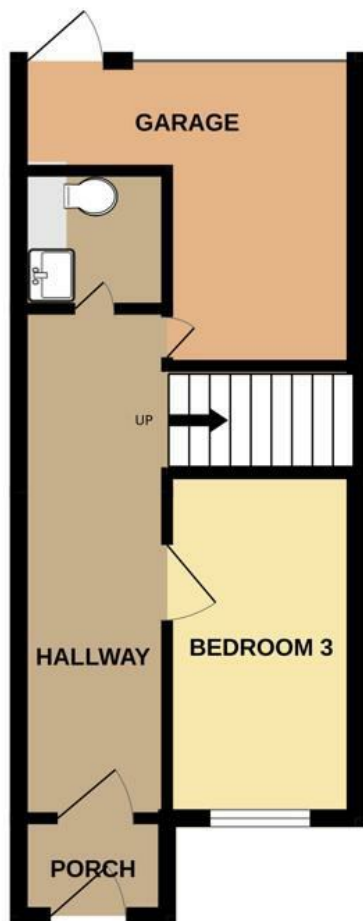
9'6" x 9'6" (2.90 x 2.90)

#### Bathroom

#### WC







#### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>73</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.